



COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

SIXTH FLOOR,
PRUDENTIAL BUILDING,
195 NORTH TERRACE,
ADELAIDE

BUILDING OPERATIONS

SOUTH AUSTRALIA

JUNE QUARTER 1965

SCOPE

This bulletin gives information about "new building" operations in South Australia; in addition to a summary for the period July 1960 to June 1965 it shows details concerning houses and flats, other buildings, employment in the industry, and dwellings in local government areas. The information has been compiled from returns collected from all builders of new buildings.

DEFINITIONS

NEW BUILDING: Additions of £5,000 and over to existing buildings (other than houses) are included, but minor additions, alterations, repairs and renovations, and all construction activity such as railways, bridges, earthworks, water storage, etc., are excluded.

VALUE: All values shown exclude the value of land and, except in Table 4, represent the value of buildings upon completion (see also "Completion"). Values shown in Table 4 represent the amount of work done on new buildings during the period and are not subject to the fluctuations from period to period noted in Table 3 in the values of "new buildings other than dwellings"; these fluctuations are partly the result of the unequal incidence of individual large contracts.

COMMENCEMENT: A building is recorded as commenced when work on the foundation has begun.

UNDER CONSTRUCTION: Once commenced, even though work on it may have been temporarily suspended, a building is classified as "under construction" until its "completion".

COMPLETION: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-built house when the dwelling is either completed or occupied (whichever occurs first). However, the value in all cases is that of the building as a finished project as planned.

COMMENTS

2,783 houses were commenced and 2,752 were completed during the June quarter 1965. Commencements were 161 more and completions 359 more than in the previous quarter.

The number of flats commenced and the number completed during the quarter were both smaller than the preceding three months. 493 flats were commenced and 516 were completed during the three months to June.

Of the 2,631 solid construction homes commenced during the June quarter, 1,001 (38.0%) were of brick veneer. During the year ended 30th June, brick veneer houses commenced totalled 33.7% of solid construction homes.

The number of persons recorded as employed on all jobs of builders of new buildings at 30th June was 15,267. This is 291 less than the previous quarter and the lowest since 30th September 1964.

During the twelve months ended June 1965, 10,809 dwellings (83.8% of the State total) were completed in or near the Metropolitan Area; 51.6% were inside the Metropolitan Area but a further 32.2% were completed in the near metropolitan local government areas of Elizabeth, Munno Para, Noarlunga, Salisbury, and Tea Tree Gully.

TABLE I - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION, SOUTH AUSTRALIA

Period	Houses (a)		Flats (a)(b)		Total Dwellings (a)		Other New Buildings (c)	Total New Buildings
	No.	£'000	No.	£'000	No.	£'000	£'000	£'000
COMMENCED DURING PERIOD								
Year ended -								
30th June 1961	9,268	30,890	571	1,466	9,839	32,356	25,567	57,923
1962	8,729	29,140	605	1,668	9,334	30,808	20,938	51,746
1963	9,610	32,518	683	1,633	10,293	34,151	21,707	55,858
1964	11,564	40,853	1,386	3,372	12,950	44,225	30,663	74,888
1965	11,220	41,491	2,158	5,810	13,378	47,301	37,193	84,494
Quarter ended -								
31st Mar. 1964	2,860	10,015	374	891	3,234	10,906	9,623	20,529
30th June	2,849	10,271	480	1,110	3,329	11,381	7,556	18,937
30th Sept.	2,932	10,782	541	1,438	3,473	12,220	9,788	22,008
31st Dec.	2,883	10,381	577	1,443	3,460	11,824	10,233	22,057
31st Mar. 1965	2,622	9,849	547	1,559	3,169	11,408	7,289	18,697
30th June	2,783	10,479	493	1,370	3,276	11,849	9,883	21,732
COMPLETED DURING PERIOD								
Year ended -								
30th June 1961	9,376	31,988	887	2,462	10,263	34,450	19,416	53,866
1962	9,136	30,679	593	1,380	9,729	32,059	20,256	52,315
1963	9,646	32,452	686	1,965	10,332	34,417	26,143	60,560
1964	10,488	36,587	989	2,422	11,477	39,009	20,142	59,151
1965	11,050	40,470	1,820	4,659	12,870	45,129	32,121	77,250
Quarter ended -								
31st Mar. 1964	2,267	8,033	227	602	2,494	8,635	3,742	12,377
30th June	2,697	9,582	318	725	3,015	10,307	6,149	16,456
30th Sept.	2,905	10,435	367	913	3,272	11,348	10,788	22,136
31st Dec.	3,000	11,024	367	892	3,367	11,916	6,465	18,381
31st Mar. 1965	2,393	8,894	570	1,501	2,963	10,395	7,261	17,656
30th June	2,752	10,117	516	1,353	3,268	11,470	7,607	19,077
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
30th June 1961	5,006	16,441	319	728	5,325	17,169	24,558	41,727
1962	4,599	15,181	331	1,082	4,930	16,263	25,245	41,508
1963	4,563	15,422	328	757	4,891	16,179	21,687	37,866
1964	5,639	19,871	725	1,751	6,364	21,622	34,135	55,757
1965	5,809	20,941	1,063	3,001	6,872	23,942	41,503	65,445
Quarter ended -								
31st Mar. 1964	5,487	18,969	563	1,346	6,050	20,315	32,221	52,536
30th June	5,639	19,871	725	1,751	6,364	21,622	34,135	55,757
30th Sept.	5,666	20,189	899	2,317	6,565	22,506	33,746	56,252
31st Dec.	5,549	19,579	1,109	2,854	6,658	22,433	37,954	60,387
31st Mar. 1965	5,778	20,500	1,086	2,951	6,864	23,451	38,320	61,771
30th June	5,809	20,941	1,063	3,001	6,872	23,942	41,503	65,445

- (a) Excludes dwellings attached to "other new buildings".
 (b) Dwelling units including home units.
 (c) Includes value of attached dwellings.

TABLE 2 - NEW HOUSES: MATERIAL OF OUTER WALLS, SOUTH AUSTRALIA

Period	Brick, Concrete, Stone		Brick Veneer, Stone Veneer		Fibro Cement		Other (a)	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
COMMENCED DURING PERIOD								
Year ended -								
30th June 1961	8,246	28,077	(b)	(b)	959	2,592	63	221
1962	8,001	27,171	(b)	(b)	620	1,655	108	314
1963	7,914	27,485	1,052	3,277	595	1,601	49	155
1964	8,693	32,063	2,236	6,953	589	1,660	46	177
1965	6,995	28,376	3,555	11,145	629	1,781	41	189
Quarter ended -								
31st Mar. 1964	2,066	7,621	633	1,911	152	445	9	38
30th June	2,018	7,684	681	2,129	139	409	11	49
30th Sept.	1,981	7,784	820	2,614	118	323	13	61
31st Dec.	1,827	7,057	851	2,735	196	550	9	39
31st Mar. 1965	1,557	6,586	883	2,720	174	503	8	40
30th June	1,630	6,949	1,001	3,076	141	405	11	49
COMPLETED DURING PERIOD								
Year ended -								
30th June 1961	8,388	29,245	(b)	(b)	919	2,497	69	246
1962	8,209	28,182	(b)	(b)	817	2,185	110	312
1963	7,890	27,275	1,117	3,398	594	1,635	45	144
1964	8,733	31,265	1,096	3,474	607	1,666	52	182
1965	7,992	30,897	2,446	7,766	572	1,621	40	186
Quarter ended -								
31st Mar. 1964	1,875	6,870	241	750	144	384	7	29
30th June	2,182	7,917	329	1,100	173	513	13	52
30th Sept.	2,218	8,322	538	1,690	139	383	10	40
31st Dec.	2,200	8,497	632	2,032	158	445	10	50
31st Mar. 1965	1,764	6,903	501	1,599	116	336	12	56
30th June	1,810	7,175	775	2,445	159	457	8	40
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
30th June 1961	4,558	15,238	(b)	(b)	438	1,176	10	27
1962	4,350	14,516	(b)	(b)	241	643	8	22
1963	4,309	14,759	(b)	(b)	242	630	12	33
1964	3,641	13,706	1,768	5,525	224	615	6	25
1965	2,644	11,270	2,877	8,874	281	771	7	26
Quarter ended -								
31st Mar. 1964	3,805	13,846	1,416	4,383	258	713	8	27
30th June	3,641	13,706	1,768	5,525	224	615	6	25
30th Sept.	3,404	13,166	2,050	6,432	203	545	9	46
31st Dec.	3,031	11,762	2,269	7,134	241	649	8	34
31st Mar. 1965	2,824	11,425	2,651	8,237	299	820	4	18
30th June	2,644	11,270	2,877	8,874	281	771	7	26

(a) Mainly of weatherboard construction.

(b) Brick and stone veneer not separately recorded, included with brick, concrete and stone.

OWNER-BUILT HOUSES

Of the 11,220 houses commenced during 1964-65, 581 (value £2,268,000) were owner-built, i.e. actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor responsible for the whole job. During June quarter 1965 there were 163 (£642,000) houses of this type commenced and 158 (£611,000) completed.

TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a), SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	30th	30th	31st	30th	30th	31st	31st	30th
	June	June	Mar.	June	Sept.	Dec.	Mar.	June
	1964	1965	1964	1964	1964	1964	1965	1965
COMMENCED DURING PERIOD (£'000)								
Business premises -								
Hotels etc. & shops	3,440	3,264	626	999	782	519	1,341	622
Factories	7,848	11,834	2,566	1,933	5,283	2,274	2,366	1,911
Other (b)	6,997	4,377	1,658	1,054	885	1,428	702	1,362
Education & health	7,608	13,774	3,507	2,178	1,657	5,185	1,789	5,143
All other (c)	4,770	3,944	1,266	1,392	1,181	827	1,091	845
Total	30,663	37,193	9,623	7,556	9,788	10,233	7,289	9,883
COMPLETED DURING PERIOD (£'000)								
Business premises -								
Hotels etc. & shops	3,923	4,541	279	626	258	1,816	1,167	1,300
Factories	5,321	8,505	1,412	2,385	3,577	1,390	2,295	1,243
Other (b)	4,248	6,459	732	1,300	1,745	1,059	751	2,904
Education & health	4,155	8,469	788	1,281	4,116	1,208	1,870	1,275
All other (c)	2,495	4,147	531	557	1,092	992	1,178	885
Total	20,142	32,121	3,742	6,149	10,788	6,465	7,261	7,607
UNDER CONSTRUCTION AT END OF PERIOD (£'000)								
Business premises -								
Hotels etc. & shops	3,125	2,048	2,455	3,125	3,725	2,525	2,725	2,048
Factories	7,894	12,420	8,319	7,894	9,829	10,876	11,061	12,420
Other (b)	6,631	4,828	6,864	6,631	5,857	6,354	6,343	4,828
Education & health	12,215	18,213	11,244	12,215	9,952	13,987	14,157	18,213
All other (c)	4,270	3,994	3,339	4,270	4,383	4,212	4,034	3,994
Total	34,135	41,503	32,221	34,135	33,746	37,954	38,320	41,503

(a) Includes values of attached dwellings.

(b) Includes office buildings, service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, buildings for religious purposes, entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD, SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	30th	30th	31st	30th	30th	31st	31st	30th
	June	June	Mar.	June	Sept.	Dec.	Mar.	June
	1964	1965	1964	1964	1964	1964	1965	1965
£'000								
Houses (a)	36,372	38,972	8,591	9,677	10,108	9,587	9,628	9,649
Flats	2,774	5,446	628	870	1,060	1,213	1,581	1,592
Total houses & flats	39,146	44,418	9,219	10,547	11,168	10,800	11,209	11,241
Business premises -								
Hotels, hostels, etc.	819	1,091	186	238	341	342	177	231
Shops	2,821	2,728	428	934	953	831	578	366
Factories	7,661	10,750	2,232	1,849	2,983	2,350	2,459	2,958
Office premises	3,212	2,878	908	1,111	945	588	520	825
Other (b)	2,648	3,217	598	512	777	873	887	680
Education	4,243	5,561	991	972	1,475	1,177	1,248	1,661
Religious	900	1,039	263	345	246	328	229	236
Health	1,891	3,087	390	610	650	700	905	832
Entertainment & recreation	504	933	126	211	330	159	265	179
Miscellaneous (c)	2,028	2,275	492	684	631	543	550	551
Total other new buildings (excl. houses & flats)	26,727	33,559	6,614	7,466	9,331	7,891	7,818	8,519

(a) Excludes owner-built houses.

(b) Includes service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

Type of Building	Year Ended				Quarter Ended					
	30th June 1964		30th June 1965		31st Mar. 1964	30th June 1964	30th Sept. 1964	31st Dec. 1964	31st Mar. 1965	30th June 1965
	No.	£'000	No.	£'000	Number					
UP TO £25,000										
Business premises -										
Hotels, hostels, etc.	16	184	20	215	2	5	5	5	7	3
Shops	96	655	84	743	26	16	18	23	20	23
Factories	122	1,211	182	1,836	29	32	41	48	44	49
Office premises	53	527	31	332	9	9	8	7	8	8
Other (a)	146	1,561	182	1,902	38	35	49	39	43	51
Education	76	731	68	719	15	24	19	17	15	17
Health	15	195	20	318	4	4	4	9	4	3
Religious	40	394	36	383	11	9	6	11	9	10
Entertainment & recreation	46	338	70	546	11	16	16	11	26	17
Miscellaneous (b)	50	521	43	542	18	10	10	7	13	13
Total	660	6,317	736	7,536	163	160	176	177	189	194
OVER £25,000										
Business premises -										
Hotels, hostels, etc.	13	1,003	12	900	3	3	-	2	4	6
Shops	17	1,598	15	1,406	4	6	6	3	6	-
Factories	43	6,637	73	9,998	7	15	23	13	19	18
Office premises	13	4,074	8	820	4	2	1	4	-	3
Other (a)	12	835	16	1,323	4	2	4	6	2	4
Education	34	3,860	31	5,922	6	17	8	5	7	11
Health	9	2,823	15	6,815	4	1	3	5	3	4
Religious	10	996	7	549	4	1	2	1	3	1
Entertainment & recreation	5	454	4	197	2	2	1	1	1	1
Miscellaneous (b)	19	2,067	27	1,727	3	6	10	6	4	7
Total	175	24,347	208	29,657	41	55	58	46	49	55

(a) Includes service stations, warehouses, communication buildings, etc.

(b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT, SOUTH AUSTRALIA

Classification	30th June 1961	29th June 1962	28th June 1963	30th June 1964	30th Sept. 1964	16th Dec. 1964	31st Mar. 1965	30th June 1965
Persons Engaged								
Contractors	644	633	709	713	689	688	690	713
Sub-contractors	2,257	2,411	2,772	3,460	3,559	3,702	3,645	3,662
Wage earners	9,515	9,302	9,467	10,359	10,870	10,883	11,223	10,892
Carpenters	3,332	3,330	3,509	3,789	3,888	3,867	3,941	3,933
Bricklayers	1,905	2,076	2,268	2,547	2,748	2,670	2,722	2,648
Painters	1,093	1,064	1,191	1,414	1,408	1,536	1,445	1,406
Electricians	646	626	732	745	801	793	821	804
Plumbers	1,110	1,085	1,147	1,363	1,359	1,327	1,427	1,353
Builders' labourers	2,018	1,891	1,756	1,889	2,053	2,119	2,130	2,193
Other	2,312	2,274	2,345	2,785	2,861	2,961	3,072	2,930
Total	12,416	12,346	12,948	14,532	15,118	15,273	15,558	15,267

Note: Building employment covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors, who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

Local Government Area	Year Ended		Quarter Ended					
	30th June 1964	30th June 1965	31st Mar. 1964	30th June 1964	30th Sept. 1964	31st Dec. 1964	31st Mar. 1965	30th June 1965
Metropolitan -								
Adelaide	17	28	-	17	3	1	4	20
Brighton	200	340	39	49	68	84	123	65
Burnside	332	581	76	94	146	136	138	161
Campbelltown	721	802	178	210	230	228	147	197
Colonel Light Gardens	12	1	10	-	-	-	-	1
Enfield	772	814	182	226	233	255	162	164
Glenelg	150	231	40	53	57	74	56	44
Henley and Grange	196	220	61	38	52	85	43	40
Hindmarsh	9	18	1	1	3	3	9	3
Kensington & Norwood	32	44	7	10	20	8	3	13
Marion	681	665	120	234	191	187	130	157
Mitcham	512	795	92	139	163	190	186	256
Payneham	184	259	46	65	37	59	48	115
Port Adelaide	411	493	84	110	130	147	90	126
Prospect	50	55	11	15	11	16	10	18
St. Peters	34	81	2	18	9	8	28	36
Thebarton	5	14	-	2	2	7	3	2
Unley	129	316	40	33	57	47	135	77
Walkerville	8	14	4	1	4	3	2	5
West Torrens	577	421	112	125	98	87	108	128
Woodville	612	462	118	133	145	108	108	101
Total metropolitan	5,644	6,654	1,223	1,573	1,659	1,733	1,533	1,729
Country -								
Angaston	34	36	8	9	6	11	7	12
Berri	28	22	5	3	5	8	4	5
East Torrens	27	26	5	11	6	4	9	7
Elizabeth Corp'n.	(b)	623	(b)	(b)	195	181	124	123
Encounter Bay	35	35	5	5	3	12	8	12
Gawler	34	18	7	10	2	7	-	9
Lexton	47	36	11	8	4	9	10	13
Meadows	66	80	19	16	19	15	23	23
Millicent	55	44	12	5	13	8	12	11
Mt. Barker	19	22	3	3	4	4	8	6
Mt. Gambier Corp'n.	149	93	34	33	28	22	26	17
Munno Para	807	526	138	138	140	129	113	144
Murray Bridge	38	59	12	9	11	13	19	16
Naracoorte Corp'n.	13	23	1	9	4	4	7	8
Noarlunga	548	509	131	139	133	138	102	136
Onkaparinga	28	24	9	8	4	7	5	8
Pt. Augusta	66	64	17	11	11	17	12	24
Pt. Elliot	24	37	10	5	12	8	14	3
Pt. Lincoln Corp'n.	65	85	19	17	18	21	21	25
Pt. Pirie Corp'n.	24	25	5	4	6	6	5	8
Renmark	21	18	2	10	2	5	4	7
Salisbury Corp'n.	(b)	1,468	(b)	(b)	408	364	386	310
Salisbury & Elizabeth	1,799	(b)	390	499	(b)	(b)	(b)	(b)
Stirling	72	85	19	20	22	22	13	28
Tatiara	38	60	9	13	10	16	15	19
Teatree Gully	771	1,029	168	196	257	296	207	269
Victor Harbor	20	19	5	4	7	5	5	2
Whyalla City Comm.	264	401	58	60	90	100	77	134
Willunga	57	58	15	11	13	23	13	9
Other Country	713	713	159	194	182	187	187	157
Total Country	5,862	6,238	1,276	1,450	1,615	1,642	1,436	1,545
Total State	11,506	12,892	2,499	3,023	3,274	3,375	2,969	3,274

(a) Dwelling units - houses and flats plus dwellings attached to "Other New Buildings"

(b) From early July 1964 Elizabeth Corporation and Salisbury Corporation separately incorporated; previously combined as Salisbury and Elizabeth District Council.

Commonwealth Bureau of Census & Statistics

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1st September 1965

DEPUTY COMMONWEALTH STATISTICIAN

